



# MEETING NOTICE POSTING & AGENDA

## TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

TOWN CLERK'S STAMP

<b>Board or Committee</b>	<b>Conservation Commission</b>
<b>Date &amp; Time of Meeting</b>	<b>TUESDAY, October 11, 2022 at 6:30 P.M.</b>
<b>Meeting Remote Location</b>	<b>Remote Call-in meeting with Zoom:</b> <b>Remote Call-in meeting with Zoom:</b> <a href="https://us06web.zoom.us/j/82212524939?pwd=TDV1SIVUeFVVTDRCBWHBTWTErTVJjUT09">https://us06web.zoom.us/j/82212524939?pwd=TDV1SIVUeFVVTDRCBWHBTWTErTVJjUT09</a> Meeting ID: 822 1252 4939 Passcode: 214084 <b>Dial-in number:</b> +1 929 205 6099 or +1 301 715 8592
<b>Requested By:</b>	<b>Chris Krahforst, Climate Adaptation and Conservation</b>

This meeting is being held remotely by telephone as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all telephone communications during this meeting may be recorded by the Town of Hull in accordance with the Open Meeting Law.

**Members Present:** Paul Paquin (PP), Chair, Sam Campbell (SC), Lou Sorgi (LS), Tammy Best (TB) **Members Absent:** Katherine Jacintho (KJ)  
**Staff Present:** Chris Krahforst (CK), Conservation Administrator, Renee Kiley, Conservation Clerk  
**Staff Absent:** none

## AGENDA

**6:30 Call to order**  
Review of Agenda, Meeting Procedure, and approved permit guidance  
Minutes

**Consideration of Minutes of 9/27/2022:**  
**Motion by LS to approve the minutes, 2<sup>nd</sup> by SC. Roll call: TB-aye, LS-aye, PP-aye, SC aye.**

### **1. Requests for Determination of Applicability**

- a. **34 G Street. Map 16/Lot 167A Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Michael Hogan** for work described as **install shed**: RDA, none required. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10**, (storm damage and pollution prevention, flood control). **Site visits** 10/09.

Representative: Michael Hogan  
Abutters/Others: None  
Documents: Proposed plan

M. Hogan presents above project: proposes to install a shed in the left hand corner of yard. 8x10' shed to be placed on crushed stone & landscaping timbers. States the shed location is well away from the property lines.

**Motion to issue a Negative determination by LS, 2nd by SC. Roll call: SC-aye, TB-aye, LS-aye, PP-aye.**

- b. **39 Sumner Street. Map 28/Lot 073 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Juan Carlos Nahon** for work described as **replace existing fence**: RDA, none required. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10**, (storm damage and pollution prevention, flood control). **Site visits** 10/09.

Representative: none

Abutters/Others: none

Documents: Proposed Plan, photos shown

No one present to represent project. CK: The RDA is for a 6' partial privacy fence, 6' partial semi private, and picket fence in front. Commission notes that the current fence doesn't appear to be on the homeowner's property. Commission also notes the proposed privacy fence is to be a vinyl fence 6" off the ground.

**Motion for a Continuation of 39 Sumner St to 10/25 by LS 2<sup>nd</sup> by SC.TB-aye, SC-aye, LS-aye, PP-aye.**

## 2. Notices of Intent

- a. **20 Touraine Ave., Map 22/Lot 027 (SE35-1712) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Stacey Sutton** for work described as **after the fact asphalt driveway Notification**: proof provided. **Resource Areas: Coastal Beach** (storm damage protection, flood control, wildlife habitat), **Buffer to Coastal Bank** (storm damage protection, flood control, wildlife habitat). **Land Subject to Coastal Storm Flowage: AE 10. Site visits done: 09/26.**

Representative: None

Abutters/Others: None

Documents: Proposed plan, video of rain event & photo

No representative for the project is present. CK: At the last meeting there was an abutter present and they thought the new driveway (after-the-fact paving) added stormwater runoff to their property. CK shows video of recent rain event showing where area runoff is occurring, mostly from the road coming from the other direction from where 20 Touraine and driveway exists and that no runoff from the driveway to the neighbors appears evident.

**Motion to issue an order of conditions with the special condition if the driveway causes any runoff the homeowner will remediate it by LS, 2<sup>nd</sup> by SC. Roll call: LS-aye, PP-aye, SC-aye, TB-abstain.**

- b. **103 Newport Rd., Map 26/Lot 117 (SE35-1719) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Clint Sheufelt** for work described as: **Construct 1 Story sun room on existing deck. Notification**: proof provided. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10. Site visits done: 09/26.**

Representative: none

Abutters/Others: none

Documents: proposed plan

**Motion to issue an order of conditions by LS, 2<sup>nd</sup> by SC. Roll call: PP-aye, TB- abstain. LS-aye, SC-aye.**

- c. **34 R St., Map 13/Lot 100 (SE35-1723) Opening** of a Public Hearing on the **Notice of Intent** filed by **Steve Meyers** for work described as: **Demolish existing home, rebuild on piles. Notification**: proof provided. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AO 2. Site visits done: 10/09.**

Representative: Steve Meyers, David Ray

Abutters/Others: none

Documents: Proposed plan

D. Ray presents the above project: proposes to remove a non-FEMA compliant home and a new home to be built on piles providing an extra 2 feet of freeboard.

**Motion to issue an order of conditions with the special condition that the demolition debris be taken out of town by LS 2nd by SC TB-aye, SC-aye, LS-aye, PP-aye.**

- d. **36 Channel St., Map 01/Lot 044 (SE35-1724) Opening of a Public Hearing on the Notice of Intent filed by Bing Lu** for work described as: **Propose to elevate existing house; construct additions and deck.** Notification: proof provided. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Possible Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: VE 16, AO (Depth 3) AE 10.** Site visits done: 10/09.

Representative: Bing Lu, David Ray  
Abutters/Others: Brice Brensee, Chris O'Brien  
Documents: Proposed plan

B. Lu states he is present and Ray to represent the above project: Home is VE Zone, propose to elevate home on a concrete pier foundation, providing 4 feet of freeboard, project foundation will be within the existing footprint but includes small additions with deck. Driveway will remain but with parking under the house. Ray states this is not a barrier beach. CK: The department did list the resource area as a Barrier Beach even though it is not mapped as such in DEP's GIS datalayer for MA barrier beaches. CK notes that CZM states that this area is a Barrier Beach but is not mapped as such. Commission: What will be under the house? Ray: Crushed rock Brensee: Because of the difference in grade between the houses, we tend to get a lot of runoff between the homes and the water comes up against my foundation. How is stormwater to be handled after raising this home? Ray: No plans to re-grade, just to fill in the basement. Brensee: That would create a larger area for stormwater to flow towards my home. Is it possible to require some sort of runoff mitigation? B. Lu's grade is higher; the water runs toward the foundation, and pitches toward the house. Commission notes that stormwater will run under the house, which is better than current situation because stormwater runoff is faster and channeled between the 2 houses. The water should percolate into the ground better after the house is elevated. Brensee asks if the area can be regraded. CK: The natural grade is what is it, and you are downstream. Can the applicant change the grade so that you benefit? From a WPA perspective altering the natural grade is a challenge and may lead to unintended consequences. The Commission doesn't generally allow this type of alteration. Brensee: After storm events, DPW move overwash material to behind the home. CK: From the topo I don't see a buildup of the grade behind the home. DPW is allowed to move overwash material back to where it has originated (as best as practical) but no artificial changes to the grade are permitted. Brensee: Does this approval address any proposed interior work? CK: The commission only addresses impacts to the resources listed in the WPA. O'Brien, 10 & 12 Arthur St.: Water will now be more free-flowing toward other homes (after the home is elevated). Commission: When a house is elevated water flows under the home and it percolates into the ground under the house. (Solid) foundations cause channeling and displacement. O'Brien: Has there, or will there be an assessment of what it will do to other houses in the area? Commission: There is nothing in the wetland regulations that instruct that kind of assessment. O'Brien: In the charges of the commission's responsibilities is to protect property. If a house has been there for a 100 years and by changing that existing layout of the house, you could affect the other houses. Commission: The WPA aims to keep the water flowing naturally. Raising the house allows the water to flow naturally. Ray: The proposed configuration should allow for improved infiltration. We are creating a crushed rock area that will help with percolation. CK: The volume of flowing water in this VE zone will be the same, whether the house exists as is, or after its elevation. A large drywell under the house is essentially being proposed by the mere elevation of this home and will be a benefit to you as well as a benefit to the nearby properties. Ray: 22 channel St. has used geo-webbing to stabilize the natural landscape of sand and cobble. (CK shares photos of geoweb used at 22 Channel St.) Brensee: Is the webbing used here a standard requirement by this Commission? Commission: No, not a standard requirement. Crushed stone moves into the street after a storm event. After a storm we'll have to see how DPW handles the area. Brensee: We support the project. We're just looking for some erosion control.

**Motion to issue an order of conditions by LS, 2<sup>nd</sup> by SC. Roll call: SC-aye, LS-aye, PP-aye, TB-aye.**

- e. **54 O St., Map 15/Lot 059 (SE35-1725) Opening of a Public Hearing on the Notice of Intent filed by William Tosches** for work described as: **Demolish garage and construct new single family residence.** Notification: proof provided. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AO (Depth 2).** Site visits done: 10/09.

Representative: David Ray, Adam Brodsky  
Abutters/Others: none  
Documents: Proposed plan

Ray presents the above project: proposes a 2-story house on top of a garage on a FEMA-compliant foundation, a and permeable paver driveway. Commission: No change to the grade? Ray: No change.

**Motion to issue an order of conditions by LS, 2<sup>nd</sup> by SC. Roll call: LS-aye, PP-aye, TB-aye, SC-aye.**

**299 Nantasket Ave., Map 33/Lots 044(SE35-1722) Opening** of a Public Hearing on the **Notice of Intent** filed by **Elizabeth Bohn** for work described as: **Install permeable paver driveway & patio. Notification:** proof provided. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE10. Site visits done:** 10/09.

Representative: David Ray, Elizabeth Bohn  
Abutters/Others: none  
Documents: Proposed plan, photo

Ray presents above project: Proposed work area is comprised of asphalt and compacted gravel driveway. Propose to remove old, and create a permeable driveway to park behind the house. Project does not propose to block an existing right of way. Commission: What happens to overwash material to this site? Ray: It is an AE 10 flood zone. Stormwater will flood here but the proposed work will act as a large drywell. The area will be excavated down 30 inches, 24" of gravel added, small pebble stone, and then the pavers on top. Commission: Is there a buffer zone (to a coastal bank)? CK: this area is in the floodplain, possibly adjacent to a coastal bank. The Commission noted that there are already a number of impervious areas in the area.

**Motion to issue a special condition that no stone dust be used and the pavers stay permeable in perpetuity by LS, 2<sup>nd</sup> by SC. Roll call: PP-aye, TB-aye, SC-aye, LS-aye.**

**28 C St., Map 18/Lot 009 (SE35-1726) Opening** of a Public Hearing on the **Notice of Intent** filed by **Dave Sullivan** for work described as: **Construct 16'x14' addition on pilings. Notification:** proof provided. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10. Site visits done:** 10/02.

Representative: Amy & Lawrence Gruber, Dave Sullivan  
Abutters/Others: None  
Documents: Proposed Plan. Plot Plan

Gruber represents the above project: proposes addition on 3 footings. CK shows plans which display poorly (very faint plans). Commission: The drawing isn't on a surveyed plan. (To the administrator) Are the drawings acceptable? CK: Yes.

**Motion to issue order of condition with the special condition that the application submit a new plot plan with the addition as shown on the proposed structure plan by LS, 2<sup>nd</sup> by TB. Roll call: TB-aye, SC-aye, LS-aye, PP-aye.**

- f. **105 Highland Ave., Map 04/Lot 038 (SE35-1727) Opening** of a Public Hearing on the **Notice of Intent** filed by **Michael Sullivan** for work described as: **Construct 1100 ft<sup>2</sup> deck. Notification:** proof provided. **Resource Areas: Buffer to a Coastal Bank** (storm damage protection, flood control, wildlife habitat) **Site visits done:** 10/09.

Representative: Michael Sullivan  
Abutters/Others: None  
Documents: Proposed Plan, Photos

Sullivan represents the above project: proposes reinstalling walkway and installing deck.

**Motion to issue order of condition by LS, 2<sup>nd</sup> by SC. Roll call: SC-aye, LS-aye, PP-aye, TB-aye.**

### **Certificate of Compliance Requests**

- a. **124 Atlantic Ave** (SE35-1686)  
Commission notes the Plan of Record is different from what they observed. Quail: The difference is the plans are not what are on the plot plan.

**Motion to issue a certificate of compliance after the applicant submits a revised as built by LS, 2<sup>nd</sup> by SC. Roll call: TB-aye, SC-aye, LS-aye, PP-aye.**

- b. **1133 Nantasket Ave** (SE35-1507)

Applicant added the utility platform to that hand annotated plans.

**Motion to issue a certificate of compliance by LS, 2<sup>nd</sup> by SC. Roll call: LS-aye, PP-aye, TB-aye, SC-aye.**

- c. **110 Manomet Ave** (SE35-1596)

New fencing was elevated 6" off the ground.

**Motion to issue a certificate of compliance by LS, 2<sup>nd</sup> by SC. Roll call: PP- aye, TB-aye, SC-aye, LS-aye.**

### **Continued and New Business**

Town Clerk asks that re-appointed Commissioners to please take the conflict of interest: Paquin, Sorgi and Best? The Select Board has adopted a climate adaptation committee to be represented by members from 7 boards & 1 from this Commission.

Commissioner: What to do when people are doing things on town property. Anything that involves town property, we should not accept the application unless they show a license from the town or that the town be a co- applicant. CK: It should be prescreened at the time of application submission.

### **Violations and Compliance issues**

Enforcement issue at 51 Harborview Nantasket Ave

A Commissioner noted that at the 299 Nantasket Ave site, there are new tree cuttings in the bank and a deck overhanging and concern about impact to this bank. Knotweed infestation is occurring in the area. CK notes that USDA approved the use of a knotweed-eating aphid as a potential control. CK is reaching out to experts to see if feasible for addressing knotweed invasion in Hull.

**8:23 Motion to adjourn by LS, 2<sup>nd</sup> by SC. Roll call: SC-aye, LS-aye, TB-aye, PP-aye.**